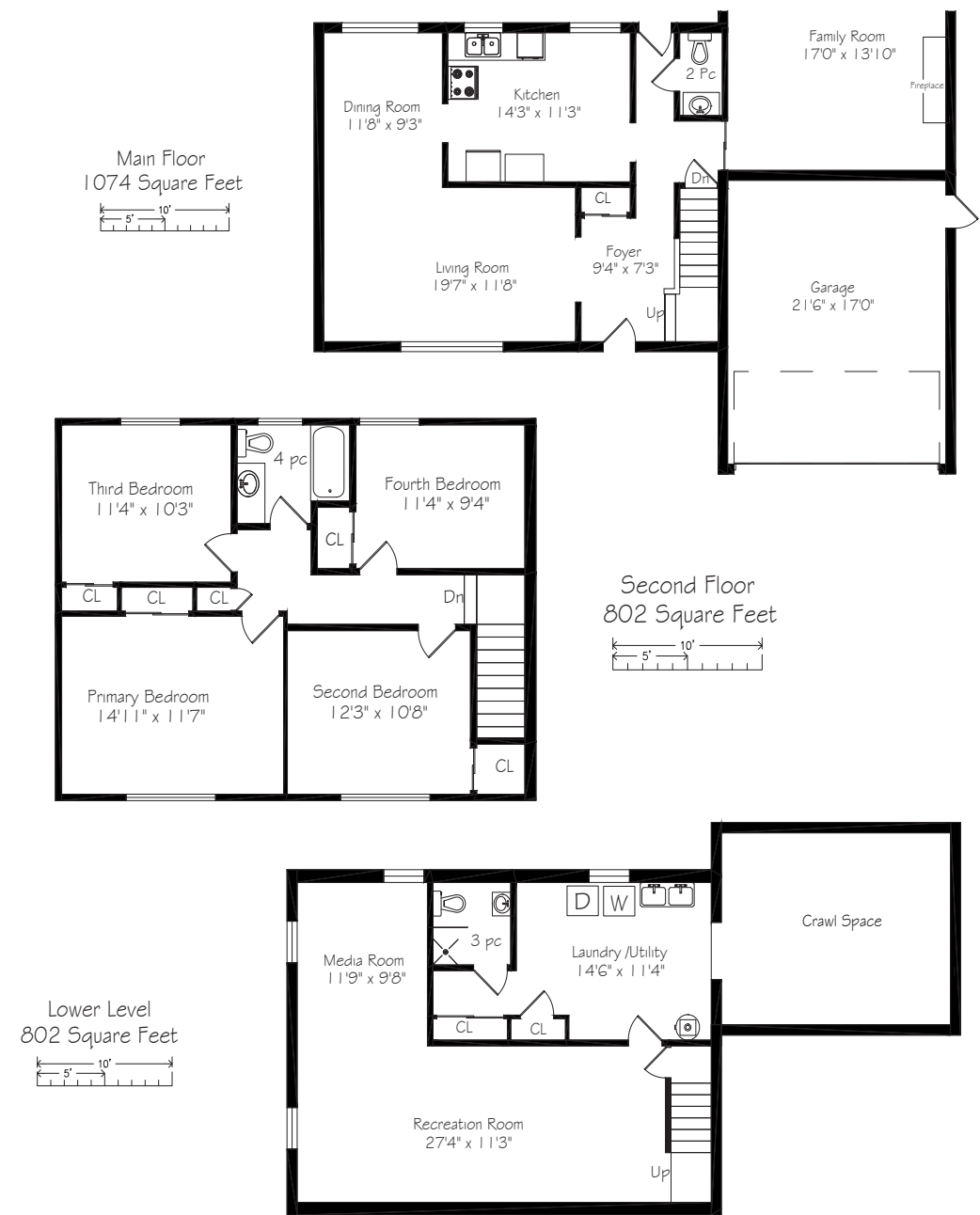


Floor Plan



LOT SIZE: 60 x 103 feet
BATHROOMS: 1x4, 1x3, 1x2
PARKING: Double car garage + 2 car parking

TAXES: \$5,419.68/21
BEDROOMS: 4
POSSESSION: August/TBA

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Signature Realty
IND. OWNED & OPERATED BROKERAGE

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MOLLARTEAM
BROKER
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

— WELCOME TO —
9 Deerpath Road



www.9DeerpathRoad.com





9 Deerpath Road

SPECIAL FEATURES

- Roof 2007
- Goodman wall air conditioner
- Updated windows
- Main floor family room

EXTERIOR

- Double car garage + 2 car parking
- Covered porch
- Professionally landscaped

FOYER

- Laminate flooring
- Double mirrored closet

LIVING ROOM

- Engineered hardwood flooring
- Large window overlooks front garden

DINING ROOM

- Engineered hardwood flooring
- Overlooks backyard

KITCHEN

- Double sink
- Beaumark stove
- Built-in Viking dishwasher
- Frigidaire fridge
- Laminate flooring
- Breakfast area
- Overlooks backyard

2 PIECE BATHROOM

WALKOUT TO BACKYARD

FAMILY ROOM

- Engineered hardwood flooring
- Sliding door walkout to backyard with tilt & raise blinds
- Paneled walls
- Wood burning fireplace with insert & stone surround

2ND LEVEL

- Broadloom
- Linen closet

BEDROOM

- Broadloom
- Closet
- Overlooks front yard

PRIMARY BEDROOM

- Broadloom
- Double mirrored closet with access to attic
- Overlooks front yard

BEDROOM

- Broadloom
- Closet
- Overlooks backyard

4 PIECE BATHROOM

- Medicine cabinet

BEDROOM

- Broadloom
- Double closet
- Overlooks backyard

LOWER LEVEL

- Storage under stairs

RECREATION & MEDIA ROOM

- Parquet flooring
- Paneled walls
- Bookshelves

3 PIECE BATHROOM

- Broadloom

LAUNDRY ROOM

- Moffat dryer
- GE washer
- Double sink
- Access to crawl space
- Storage cabinets
- Closet
- Workshop storage closet

BACKYARD

- Fully fenced
- Vegetable garden
- Pear & cherry tree
- Mature shrubs
- Backs on to Senator O'Connor School



9 Deerpath Rd

North York, ON
HOODQ ADDRESS REPORT™

Karen Millar
416.443.0300
karenmillarteam.com



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Ranchdale Public School

Designated Catchment School
Grades PK to 5
60 Ranchdale Crescent

É Élé m Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Milne Valley Middle School

Designated Catchment School
Grades 6 to 8
100 Underhill Dr

Victoria Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
15 Wallingford Rd

Other Local Schools

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Ranchdale Park

44 Ranchdale Cres



3 min

Cassandra Park

230 Cassandra Blvd



5 min

Rowena Park

75 Rowena Dr



3 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|-----------------|
| 5 Playgrounds | 1 Sports Field |
| 8 Tennis Courts | 2 Ball Diamonds |
| 1 Multi-Use Pad | 1 Clubhouse |
| 1 Shuffleboard | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 7 minute walk away and the nearest rail transit stop is a 46 minute walk away.



Nearest Rail Transit Stop

Don Mills Station



Nearest Street Level Transit Stop

Victoria Park Ave At
Ivordale Cres (South)
South Side

7 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.11km.

North York General Hospital

4001 Leslie St

Fire Station

59 Curlew Dr

Police Station

50 Upjohn Rd

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station

HoodQ

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